



Ground Floor Flat

7a Ardrossan Road, West Kilbride, KA23 9LZ
Offers Over £350,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



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SITUATION

Occupying one of the most enviable positions on the North Ayrshire coastline with outstanding panoramic views over Seamill to the firth of Clyde and Arran in the west from the lounge, master bedroom and external balcony, 7A Marine View, Ardrossan Road, Seamill is a fabulous rarely available executive apartment that will hold appeal for a broad sector of the market.

Internally the property is presented in truly walk in condition with a layout to include communal entrance hallway, reception hall, spacious lounge/dining room, external balcony, kitchen, three double bedrooms with master ensuite and bathroom. The apartment has an attractive communal residents garden and is located within half a mile from West Kilbride Golf Club and the spectacular beach at West Kilbride with sweeping coastal walks.

In more detail the development is entered via secure entry phone system. On entering the apartment a central reception hallway opens to a bright, spacious lounge/dining room. The lounge has high quality engineered hardwood flooring and a box bay window boasting expansive views to the west over Seamill to the Firth of Clyde and Arran. The lounge also has glazed door access to an external balcony with stunning elevated coastal views. The kitchen is fitted with a range of wall and base units with integrated appliances to include gas hob, double oven, extractor, fridge, freezer, dishwasher and washing machine. The current layout of the apartment allows for three double bedrooms although one of these bedrooms could easily form an office or study as required. All the bedrooms have built in wardrobe storage with the master bedroom enjoying a three piece ensuite shower room and excellent Firth of Clyde views. The main bathroom is fitted with a three piece suite to include WC, wash hand basin and bath with thermostatic over bath shower.

In addition to the above the property has double glazing, gas central heating, solid oak flooring, internal doors, skirtings and facings. The property has owner and visitor parking in a private car park adjacent to the development. Seamill and West Kilbride are popular seaside towns located south of the main centre of Largs. West Kilbride has Craft Town status with a wide range of independent shops and mainline train station with a direct service to Largs and Glasgow.

Hall

4.11 m x 2.59 m / 13'6" x 8'6"

Lounge/Dining Room

7.39 m x 5.08 m / 24'3" x 16'8"

Kitchen

3.20 m x 3.84 m / 10'6" x 12'7"

Bedroom 1

3.53 m x 3.89 m / 11'7" x 12'9"

Ensuite

1.85 m x 2.21 m / 6'1" x 7'3"

Bedroom 2

3.71 m x 3.99 m / 12'2" x 13'1"

Bedroom 3

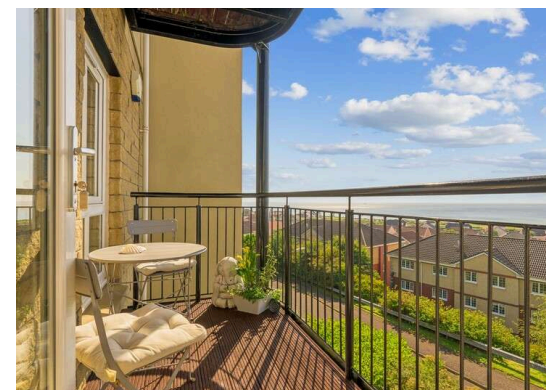
3.12 m x 3.61 m / 10'3" x 11'10"

Bathroom

1.98 m x 2.44 m / 6'6" x 8'0"

BURDENS

The property is in Band F of the Council Tax.











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PRICE

Offers Over £350,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.



GROSS INTERNAL AREA
TOTAL: 122 m²/1,313 sq ft
FLOOR 1: 122 m²/1,313 sq ft
EXCLUDED AREAS: BALCONY: 5 m²/51 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

espc

Ref:
E482917

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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